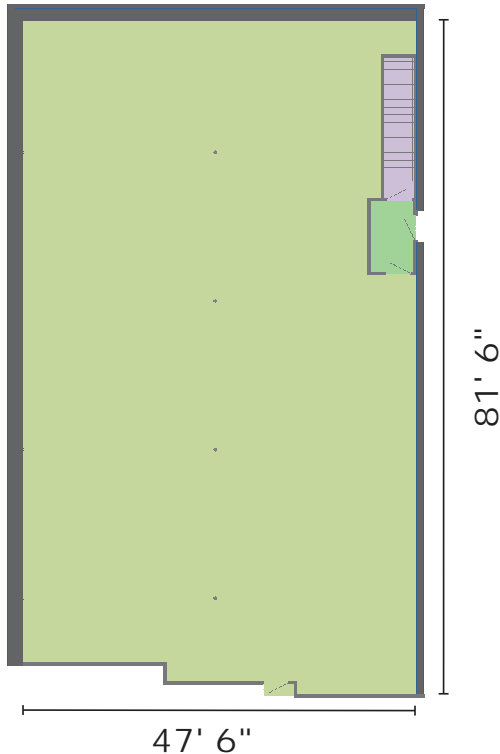


Unit B101

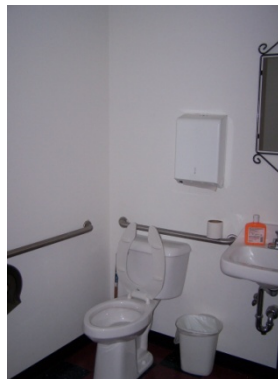
Monroe Professional Center Commercial Condominium
[3,721 usable square feet]



Common hallway



Floor and ceiling



ADA Bathroom



Parking

Located in the lowest level of the Monroe Professional Center Condominium, Unit B101 is a large space with a concrete floor and no dividing walls. The space is heated by a high efficiency gas furnace. Ceiling height is approximately 9 feet throughout the unit.

The north entrance is from a landing at the base of a staircase that leads directly outside on the north façade of the Monroe Professional Center Building [10th Street]. The south entrance is from a modern hallway and is located a few steps from an at-grade entrance from one of the project's two dedicated parking lots.

Unit B101 is served by a modern ADA compliant restroom located off the hallway close to the south unit entrance.

Unit Address: 1720 10th Street, Monroe, Wisconsin

Unit B101 is owned by Rex A. Ewald and Sharon M. Ewald.

For additional information about this unit check the Monroe Professional Center web site www.mpccondos.com or contact:

Rex A. Ewald
1015 18th Avenue
Unit 311
Monroe, Wisconsin 53566
(608) 329-9610
raewald@voegeli-ewald.com

Unit Information

Usable square feet [BOMA measurement]:	3,721
Rentable square feet [BOMA measurement]:	4,068
Real Estate Tax Parcel #:	23 251 0090.0100
2020 Real Estate Taxes:	\$1,538.43
Condominium Assoc. votes [1000 total]:	80
% ownership of common elements:	8.0
Ceiling height:	8'6"

Utilities metered to unit:

Natural gas

Included condominium services:

Municipal water
Municipal sewer
Solid waste collection
Recyclables collection
Snow removal
Parking [2 lots – 32 stalls]